



# URBAN HABITATS





**CCDC**

**STC Residents**

**HFHGC**

**We need your help. Your designs for this neighborhood will be the tools that will help transform Sunrise Trailer Court into Sunrise Park and create a new model for the transformation of an American trailer park. For many years to come, when someone proposes a land use that would displace trailer park residents, or other low-income people anywhere in the United States, someone may stand up in a public hearing and say, "There may be a better way to do this. In Charlottesville, Virginia, a trailer park was redeveloped and no one was displaced."**

**-- HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE, Overton McGehee, Executive Director**

## **PROGRAM CHALLENGES**

- **Design a vibrant, attractive urban neighborhood within the constraints of the suggested program**
- **Generate culturally and climatically responsive architecture**
- **Implement a sustainable continuum from site development to energy efficient unit operation using EarthCraft House®**
- **Create a community that integrates mixed-income and mixed-use principles within the guidelines of the Charlottesville Planned Unit Development Zoning Ordinance**
- **Design a diverse range of market rate housing and commercial space using compact floor plans**
- **Develop and utilize economical innovative building technologies**

## **PROGRAM REQUIREMENTS**

### **Housing: Affordable Number of Units Square Feet/Unit**

Habitat Homeowner Units: 3 bedroom minimum 18 @ 1170-1270sf

Habitat Rental Units minimum 8 @ 600sf

Condominiums: 3 bedroom minimum 4 @ 1200sf

**Habitat Subtotal: maximum 36**

### **Housing: Market Rate Total Units Square Feet/Unit**

Condominiums: 2 bedroom 18 @ 1200sf

Condominiums: 3 bedroom 18 @ 1400sf

**Market Rate Subtotal: 36**

**Total Housing: 72**

### **Commercial Office/Retail Total Square Feet**

**10,000sf**

### **Site Development Total Square Feet**

**Community Space: 15,000sf**

**On-site Parking: 90 spaces**









# URBAN HABITATS

407 registered  
entrants



## **URBAN HABITATS Website Data**

<b>Month</b>	<b>Visits</b>
February	248
March	9519
April	6937
May	5158
June	1767
<b>Total</b>	<b>23629</b>

**Current Student Entrants 153**

**Professional Entrants 254**

**Registered Architect Entrants 106**

**Entrants w/CCDC affiliation 21**

**Entrants w/HFH affiliation 132**

# URBAN HABITATS National Entrants

State	Entrants	State	Entrants
New York	64	Arizona	2
California	40	DC	2
Virginia	28	Rhode Island	2
Massachusetts	27	North Dakota	2
Unknown	20	Utah	1
Illinois	19	Vermont	1
Texas	13	South Carolina	1
Georgia	8	Iowa	1
North Carolina	8	Wyoming	1
Pennsylvania	8	New Mexico	1
Ohio	9	Nebraska	1
Washington	7	Maine	1
New Jersey	7	Germany	1
Florida	7	United Kingdom	1
Michigan	5	<u>Idaho</u>	<u>1</u>
Missouri	4	<b>Total</b>	<b>307</b>
Minnesota	4		
Oregon	4		
Wisconsin	3		
Maryland	3		
Tennessee	3		
New York	2		
Kansas	2		
Colorado	2		
Oklahoma	2		

## URBAN HABITATS International Entrants

Country	Entrants
Canada	24
Taiwan	11
France	10
Korea	7
Germany	6
Japan	6
Italy	6
United Kingdom	5
Mexico	4
Austria	3
Netherlands	3
Australia	3
Poland	2
Spain	2
Slovenia	1
China	1
Puerto Rico	1
Turkey	1
Argentina	1
Belgium	1
India	1
<u>Chile</u>	<u>1</u>
<b>Total</b>	<b>100</b>

**164 SUBMISSIONS:  
328 Design Boards**





**Julie Eizenberg, AIA**  
**Principal, Koning Eizenberg Architecture**

Ms. Eizenberg is a leader in the field of socially-oriented architecture with restricted budgets. Ms. Eizenberg is the Thomas Jefferson Professor for 2005 at the University of Virginia.



**J Max Bond, Jr, FAIA**  
**Partner, Davis Brody Bond, LLC**

Mr. Bond helped establish the Architects Renewal Committee of Harlem (ARCH), one of the early community design centers that developed during the late 1960s and early 1970s.



**Teddy Cruz**  
**Principal, Estudio Teddy Cruz**

Mr. Cruz runs a practice and pedagogy dealing with the integration of theoretical research and design production, which emerges out of the particularities of the bicultural territory at the border between San Diego and Tijuana.





**Marion Champan Dudley**  
**Resident, Sunrise Trailer Court**

Born and raised in the Belmont neighborhood of Charlottesville, Virginia, Marion Chapman Dudley has been a Sunrise Trailer Court resident for 25 years.



**John Woodruff**  
**Belmont Neighborhood Association**

John Woodruff is a real estate agent with Charlottesville's leading broker McLean Faulconer, Inc. Born in Charlottesville, Virginia, he is an active member of the Belmont Neighborhood Association.



**Kendra Hamilton**  
**Charlottesville City Council**

Ms. Hamilton has been a resident of Charlottesville since 1994 and is a member of the Charlottesville City Council, dedicated community and neighborhood activist.



**Nevil Eastwood**

**Director of Construction & Environmental Resources  
Habitat for Humanity International**

Mr Eastwood's department specializes construction management and methods, building materials, energy efficiency, indoor air quality, and accessibility.



**Lynne Conboy**

**Vice Chair of the Board**

**Habitat for Humanity of Greater Charlottesville**

Ms. Conboy proposed the idea of redeveloping trailer parks to create medium density mixed-income developments and to prevent the displacement of trailer park residents.



**James P Grigg, AIA**

**Board Member**

**Habitat for Humanity of Greater Charlottesville**

Mr. Grigg is a registered architect in Virginia and has served on the Board of Directors for Habitat for Humanity of Greater Charlottesville since July 2004.















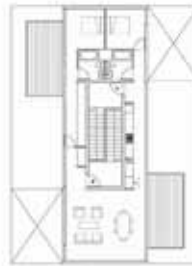












Two bedroom porchless unit  
4



Two bedroom street unit  
3



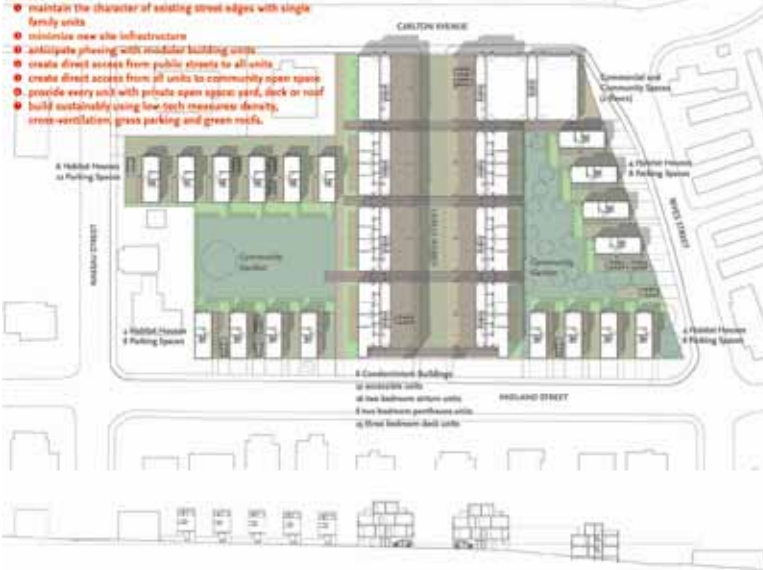
Three bedroom deck unit  
2



One bedroom accessible unit  
1

#### PRINCIPLES

- maintain the character of existing street edges with single family units
- minimize new site infrastructure
- anticipate phasing with modular building units
- create direct access from public streets to all units
- create direct access from all units to community open space
- provide every unit with private open space, deck or roof
- build sustainably using low-tech measures: density, cross-ventilation, grass parking and green roofs.



Laying out a single new street between Carlton and Midland Streets allows all new units to be sited directly on a public street. The new grass street is flanked by three-and-a-half-story condo buildings. Two-and-a-half-story Habitat houses are sited along existing streets. Community gardens, flanked by both condo buildings and Habitat houses, serve the residents of both.

Commercial, retail or community uses are located at the corner of Carlton and Rens Streets. This two-story building connects to a community garden, making it suitable for use such as day care.



60457

Each condo building, or Double Wide, comprises seven condominiums organized around a central stair tower. Residents park under the building along the street. From here, they arrive at their building entrances located on a walkway connecting to the community gardens beyond. Each floor has a different porch/deck configuration based on its vertical position in the building and incorporates green roofs. With at least two exposures, all units can be cross-ventilated. The material is CMU.

## DOUBLE WIDE



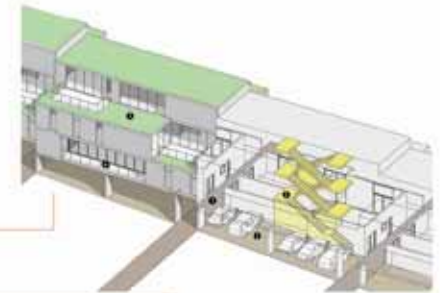
## TRIPLE HIGH

In the Habitat House, or Triple High, residents also arrive with a view to the community gardens; they park in their side yard which connects to the open space beyond. When the car is away, this structured grass surface becomes a play area. In addition, by reducing the number of cars, residents can increase the size of their yard. The building's central stair tower sits up and out of the house and terminates in a porch and green roof. The house is stick built and wood clad.



60457

www.thirdhabitat-house-unit-unit



3

2

1

## **FIRST PLACE**

Team/Studio/Firm

**Chris Genter and Susanne Schindler**  
**Cambridge, MA**

Team Members

**Susanne Schindler, Architecture**  
**Christopher Genter, Architecture**

Not only does this design most closely recognize and incorporate the existing orientation of the site, it does so while addressing, with generosity, the residents' desire for open communal spaces where they may gather and garden. Jurors also were impressed by the way the design anticipates different types of encounters and different types of spaces, the way it organizes the site through attention to spatial detail and circulation between the private and semi-private spaces of the courtyards. The street is at a scale appropriate to the neighborhood context. In the words of juror Marion Dudley, who currently resides at Sunrise Trailer Court, "This one said 'home' to me. It's more like our own home that we have now than any of the other entries."



# SUNRISE Charlottesville, Va

As sunrise is slowly the space in the street and parking to make use of a central city block, which will have a low-rise building and parking structure. The challenge they face, was to create a building that is a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture.

**Review of the site:**  
The building was to be a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture.

**Design of the building:**  
The building was to be a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture. The building was to be a mix of modern and historic architecture.



## Responding to the context:



Image of building facade showing a mix of modern and historic architectural styles.



Image of building facade showing a mix of modern and historic architectural styles.



Image of building facade showing a mix of modern and historic architectural styles.



Image of building facade showing a mix of modern and historic architectural styles.

## SUNRISE Context Diagrams:

The project is located in the heart of the historic downtown area, which is a mix of modern and historic architecture. The project is located in the heart of the historic downtown area, which is a mix of modern and historic architecture.

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## Urban design proposal:



SUNRISE Program				SUNRISE Budget			
Program	Area	Cost	Revenue	Program	Area	Cost	Revenue
Office Space	10,000	\$1,000,000	\$1,000,000	Office Space	10,000	\$1,000,000	\$1,000,000
Residential Units	20,000	\$2,000,000	\$2,000,000	Residential Units	20,000	\$2,000,000	\$2,000,000
Public Space	5,000	\$500,000	\$500,000	Public Space	5,000	\$500,000	\$500,000
Green Space	5,000	\$500,000	\$500,000	Green Space	5,000	\$500,000	\$500,000
Other	5,000	\$500,000	\$500,000	Other	5,000	\$500,000	\$500,000
<b>Total</b>	<b>45,000</b>	<b>\$4,500,000</b>	<b>\$4,500,000</b>	<b>Total</b>	<b>45,000</b>	<b>\$4,500,000</b>	<b>\$4,500,000</b>

## Efficient site plan and program:



ID# 60301

## Flexible framework:



ID# 60301

SECOND PLACE  
URBAN HABITATS

CHARLOTTESVILLE COMMUNITY DESIGN CENTER

## **SECOND PLACE**

Team/Studio/Firm

**Metropolitan Planning Collaborative**

**New York, NY**

Team Members

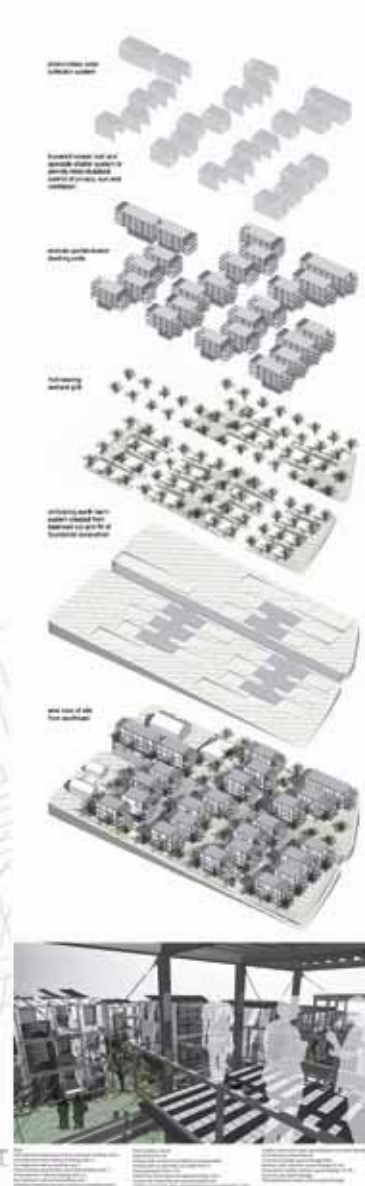
**Aaron Young, Architecture and Urban Design**

**Cathy Lynch, Urban Planning**

**Georgia Borden, Urban Planning**

**Richard Ramsey, Landscape Architecture**

This design had a strong orientation to the existing site and sensitivity to the desires of the residents. Jurors commented on the easy, relaxed, Southern personality of the site plan. The attention to phasing will allow current residents not to be displaced from their trailers until well into the construction process. Jurors also noted that, while other designs used one approach architecturally, this design was not prescriptive as to architectural style, clearly referencing known prototypes and suggesting possibilities within the modern idiom. This design encourages a diversity of scales, incomes, and architectural languages.



**Urban Living**

The Charlottesville Community Design Center is a multi-unit residential building designed to provide affordable housing and community space for the city of Charlottesville. The building is located in the heart of the city, near the downtown area, and is designed to be a vibrant part of the community. The building features a mix of unit types, including one-bedroom, two-bedroom, and three-bedroom units, as well as a common area with a kitchen, living space, and outdoor area. The building is designed to be a modern, sustainable, and affordable housing option for the city of Charlottesville.

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## **THIRD PLACE**

Team/Studio/Firm

**Anderson Anderson Architecture**

**San Francisco, CA**

Team Members

**Mark Anderson, Architecture**

**Peter Anderson**

**Brent Sumida**

**Lawton Eng**

**Dennis Oshiro**

**Aaron Brumo**

**Hitasha Bhatia**

**Chia Chieh Lee**

**Christopher Campbell**

While all of the designs reference landscape as an organizing principle, this design is organized rationally with a central route that gains access to site, including large open spaces that are clearly defined. Secondary spaces link parking, dwelling areas, and major office spaces. The plan very clearly defines the potential for layering sustainable architecture and landscape systems through use of energy efficient units, louvers, trees, berms and water collection systems.

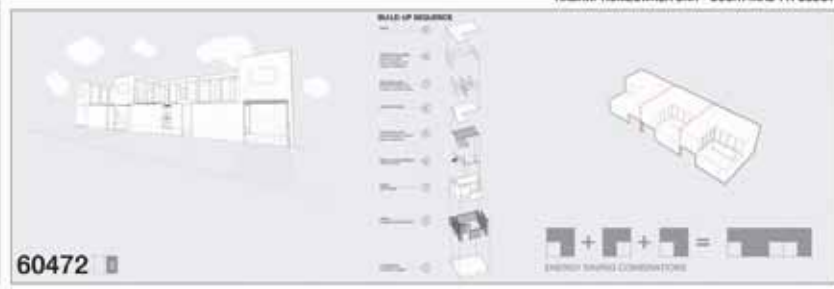
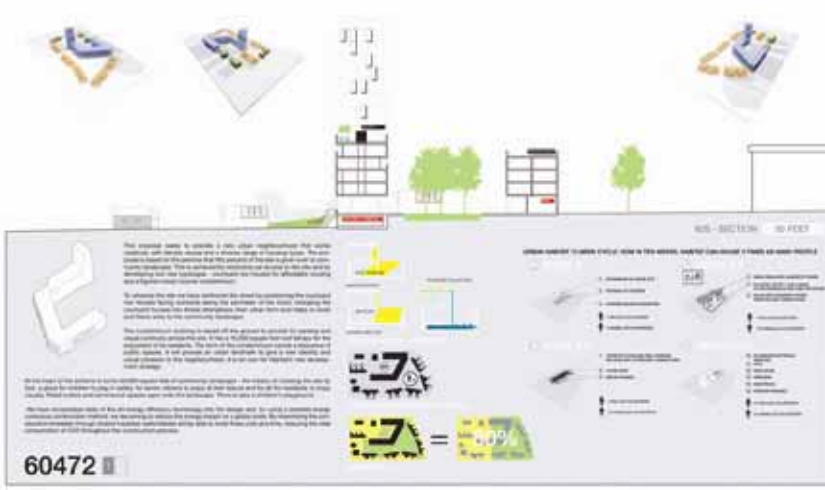




HONORABLE MENTION\_1  
URBAN HABITATS



SUNRISE PARK







## SEQUENTIAL LANDSCAPES ARCHITECTURE FOR SOCIAL SUSTAINABILITY



THE SITE PRESENTS A CHALLENGING AND EXCITING OPPORTUNITY TO REIMAGINE THE CITY'S PUBLIC SPACE, A TRANSITION BETWEEN A HISTORICAL SETTING AND THE NEW, MODERN, AND DIVERSE COMMUNITY OF TOMORROW.

DESIGNER'S RESPONSE: THIS PROJECT'S CONCEPTUAL FRAMEWORK OFFERS A SERIES OF SEQUENTIAL LANDSCAPES THAT ARE BOTH VISUALLY AND FUNCTIONALLY CONNECTED TO THE BUILDING AND THE CITY. AS WELL AS THE NEIGHBORHOOD'S EXISTING CHARACTER AND THE CHALLENGE OF THE SITE.

REpetition, DIVERSITY and TRANSITION are the three key elements of the design.

THE SEQUENTIAL LANDSCAPES FROM THE COLLECTIVE TO THE INDIVIDUAL, TO PROVIDE A SUSTAINABLE COMMUNITY AND A PLACE FOR PEOPLE TO MEET, RELAX, AND ENJOY THE CITY.

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### APARTMENT TYPES

APARTMENT TYPE	APARTMENT TYPE	APARTMENT TYPE	APARTMENT TYPE	APARTMENT TYPE	APARTMENT TYPE
APARTMENT TYPE 1: 1-BEDROOM UNIT	APARTMENT TYPE 2: 1-BEDROOM UNIT	APARTMENT TYPE 3: 1-BEDROOM UNIT	APARTMENT TYPE 4: 1-BEDROOM UNIT	APARTMENT TYPE 5: 1-BEDROOM UNIT	APARTMENT TYPE 6: 1-BEDROOM UNIT



### SEGMENT TYPE





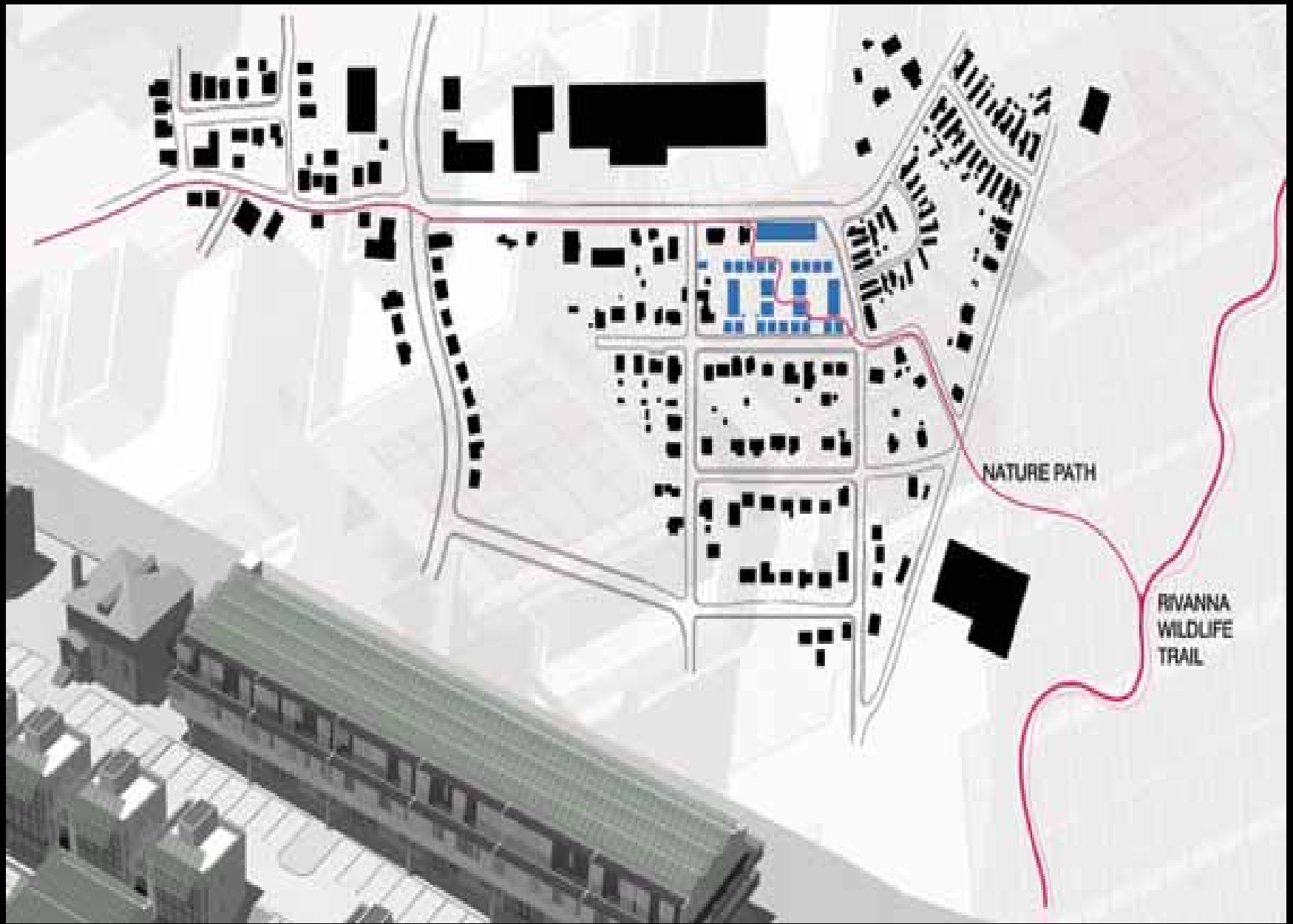


Site plan  
scale: 1 inch = 30 feet











CHARLOTTESVILLE COMMUNITY DESIGN CENTER

**COMPACT DEVELOPMENT  
URBAN HABITATS**

## phasing diagram



## URBAN HABITAT 10 WEEK CYCLE: HOW IN TEN WEEKS, HABITAT CAN HOUSE 3 TIMES AS MANY PEOPLE

### WEEK 1

- 1 EXCAVATION OF HOUSE SITE
- 2 POURING OF FOOTERS
- 3 LAYERING BLOCK FOUNDATION

4 SKILLED VOLUNTEERS  
0 UNSKILLED VOLUNTEERS

### WEEK 2-3

- 4 ARMO INSULATED CONCRETE FORMS
- 5 BUILDING HOUSE 1 AND 3 SAVES 2X THE MATERIALS AND TIME FOR HOUSE 2
- 6 BUILD INTO CONCRETE POURS SERVICES AND CONNECTIONS

4 SKILLED VOLUNTEERS  
16 UNSKILLED VOLUNTEERS

### WEEK 4-5

- 7 INTERIOR FLOOR AND WALL FRAMING, BUILDING OFF OF PRECAST CONNECTIONS
- 8 FINISH ROOF
- 9 BEGIN FINISHES

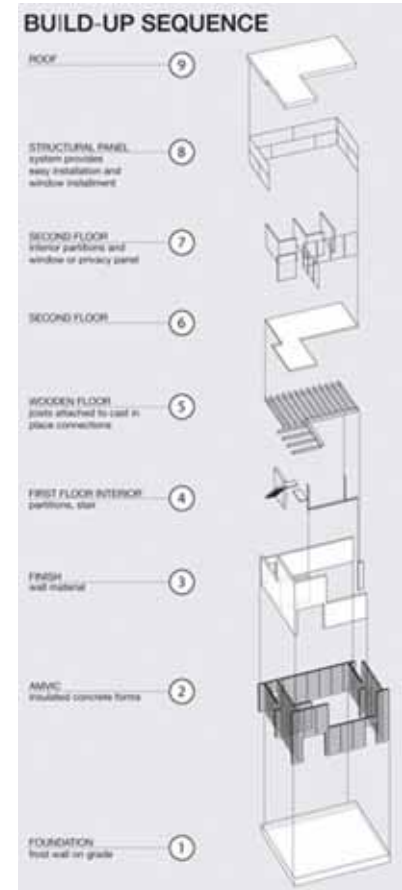
4 SKILLED VOLUNTEERS  
16 UNSKILLED VOLUNTEERS

### WEEK 6-10

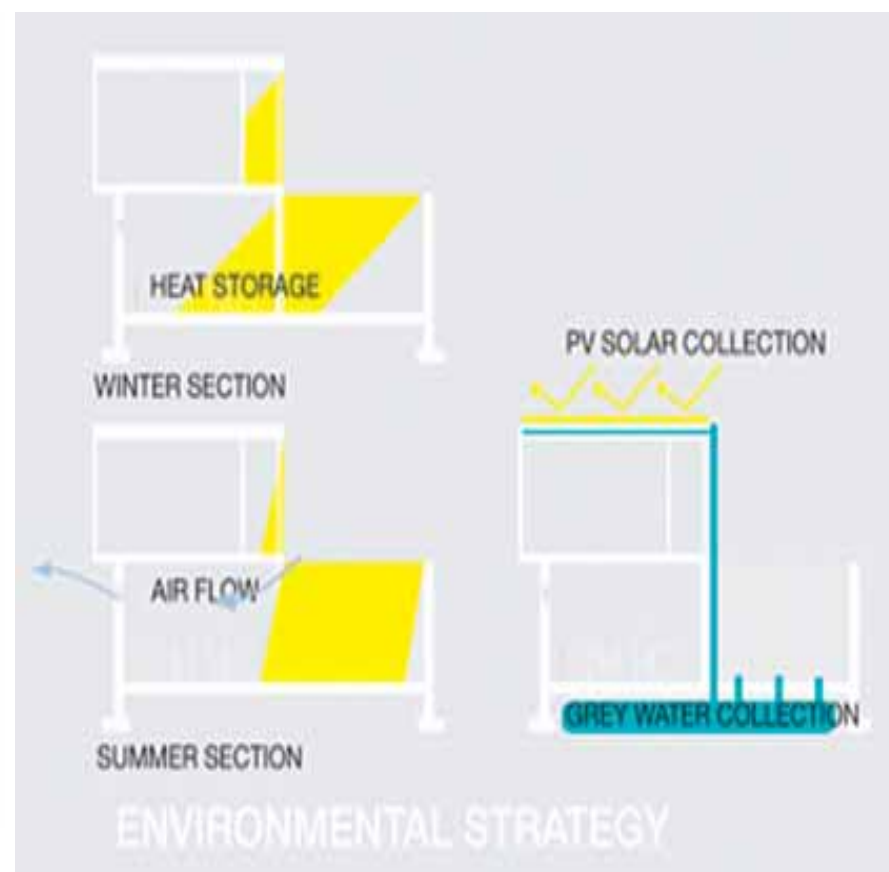
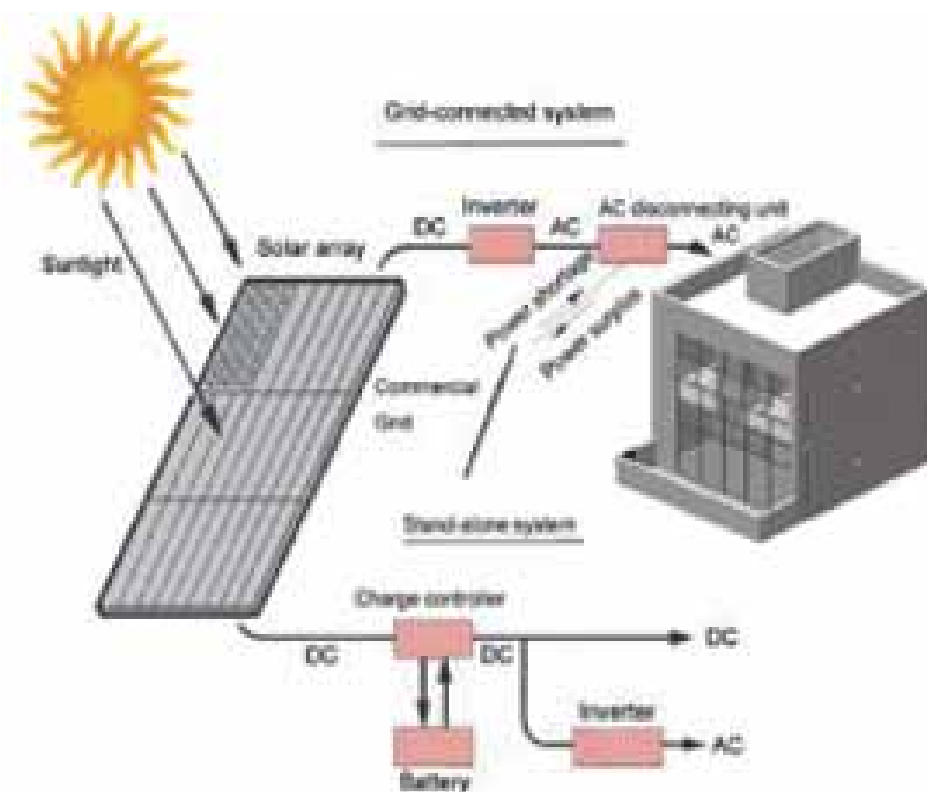
- 10 PLUMBING/ELECTRICAL/ SERVICES
- 11 HVAC
- 12 INSULATION
- 13 WINDOWS
- 14 SHEETROCK
- 15 INTERIOR FINISHES

4-8 SKILLED VOLUNTEERS  
16 UNSKILLED VOLUNTEERS

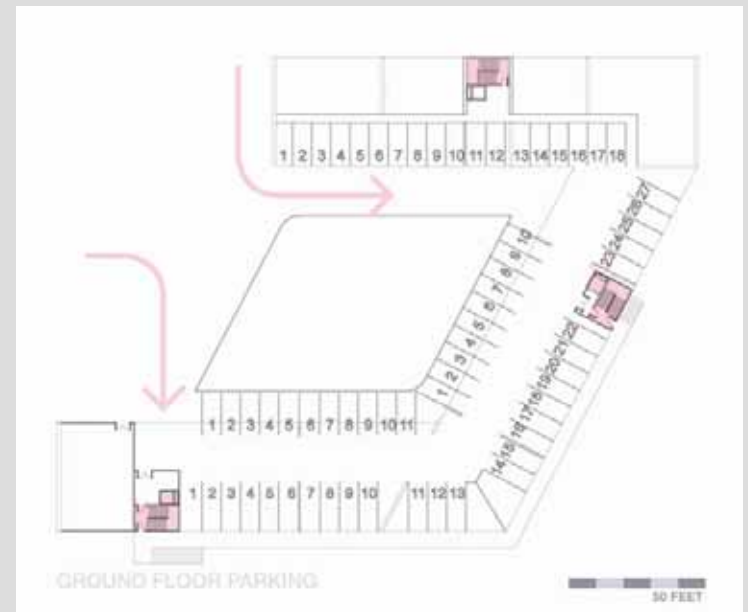
**PHASING STRATEGY**  
**URBAN HABITATS**



















## What Builds COMMUNITY?



barbeque pavilion

## **SHARE YOUR IDEAS**

- **What drew you to the Urban HABITATS competition?**
- **What were your initial responses to the site and program?**
- **What do you think are the major opportunities and challenges posed by Urban HABITATS?**
- **Now that you have gained more perspective, how have your ideas about the site development strategy changed?**
- **What have you learned from this competition?**

## **PARTNERSHIP GOING FORWARD**

- How would you partner with Habitat going forward?
- How would you partner with a local architecture firm?
- How would you partner with Sunrise residents?
- What is your experience with affordable, multi-family housing?
- Would you help us fundraise for your fees?

# URBAN HABITATS

